Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	73 Rae Avenue, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $750,000 & $820,000

Median sale price

Median price $735,000 Property Type Unit Suburb Edithvale

Period - From 01/01/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	71a Rae Av EDITHVALE 3196	$835,000	31/10/2019
2	47a Swan Wlk CHELSEA 3196	$763,000	05/10/2019
3	1/237 Station St EDITHVALE 3196	$700,000	02/12/2019

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/02/2020 11:38

73 Rae Avenue, Edithvale Vic 3196



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
Year ending December 2019: $735,000

Comparable Properties



71a Rae Av EDITHVALE 3196 (REI/VG)

3 2 2

Price: $835,000
Method: Sold Before Auction
Date: 31/10/2019
Property Type: Unit

Agent Comments



47a Swan Wlk CHELSEA 3196 (REI/VG)

2 2 2

Price: $763,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Unit
Land Size: 346 sqm approx

Agent Comments



1/237 Station St EDITHVALE 3196 (REI)

3 2 1

Price: $700,000
Method: Private Sale
Date: 02/12/2019
Property Type: Townhouse (Single)

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.